

## MEMORANDUM

May 7<sup>th</sup>, 2014

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
Debra Kalish, Senior Assistant City Attorney  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner

**SUBJECT:** Public hearing and consideration of a Landmark Alteration Certificate to construct a free-standing 355 sq. ft. building to provide American with Disabilities Act-compliant restrooms immediately west of the Chautauqua Auditorium at 900 Baseline Rd., in the Chautauqua Park Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00089).

### STATISTICS:

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|----|-------------------------|--|
| 1. | Site:                   | 900 Baseline Rd., Chautauqua Park              |
| 2. | Zoning:                 | RL-1 (Residential Low-1)                       |
| 3. | Applicant:              | Jeff Medanich, Colorado Chautauqua Association |
| 4. | Owner:                  | City of Boulder                                |
| 5. | Proposed Building Size: | 355 sq. ft.                                    |

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### STAFF RECOMMENDATION:

It is staff's opinion that if the applicant complies with the conditions below, the proposal to construct a 355 sq. ft. free-standing restroom building at the west side of the Chautauqua Auditorium will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, Section 7.0 and 7.2 the *General Design Guidelines*, and the Public Buildings Section of the *Chautauqua Park Historic District Design Guidelines*. Therefore, staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board approves the application for the construction of new restroom building at the west side of the Chautauqua Auditorium, 900 Baseline Road as shown on plans dated 02.24.2014, finding that if constructed pursuant to the conditions below, it meets the standards for issuance of a Landmark Alteration Certificate in Section 9-11-

18, B.R.C. 1981, and is consistent with the *General Design Guidelines* and the *Chautauqua Park Historic District Design Guidelines*, and adopts the staff memorandum dated May 7<sup>th</sup>, 2014 as the findings of the Board.

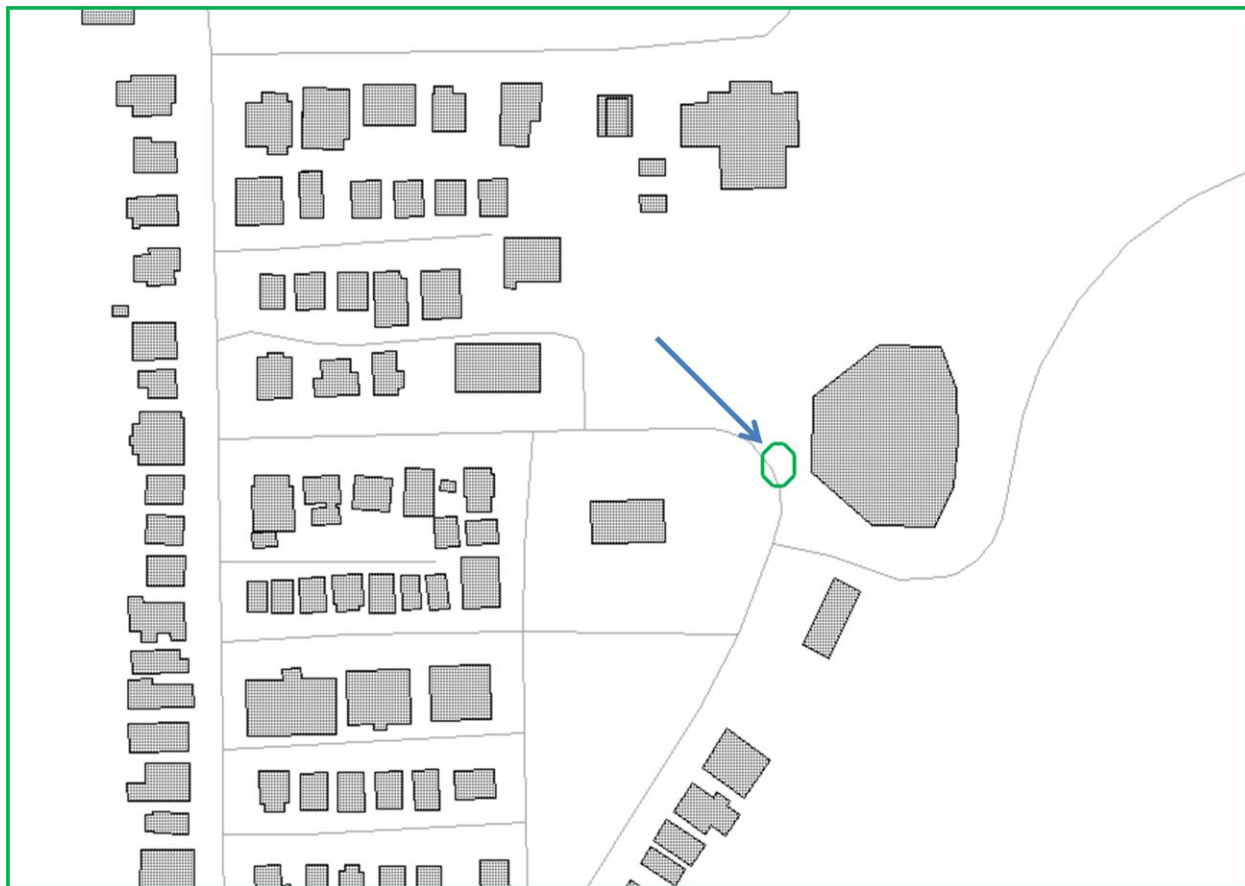
#### **CONDITIONS OF APPROVAL:**

1. The applicant shall be responsible for ensuring that the development will be constructed in compliance with the application dated 02.24.2014 on file in the City of Boulder Community Planning and Sustainability Department, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and receiving final issuance of the Landmark Alteration Certificate, the applicant shall submit revised plans for the proposed restroom facilities showing a reduction in height in a manner consistent with *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* and the *Chautauqua Park Design Guidelines*.
3. Prior to submitting a building permit application and receiving final issuance of the Landmark Alteration Certificate, the applicant shall submit the following: final details showing door and window details, roofing materials, railings, stairs, decking, siding, paving and proposed colors. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines* and the *Chautauqua Park Historic District Design Guidelines*.

#### **SUMMARY**

- Because the application calls for new free-standing construction in the Chautauqua Park Historic District review by the full Landmarks Board in a quasi-judicial hearing is required pursuant to Section 9-11-14(b) of the Boulder Revised Code 1981.
- In 2012, the Boulder City Council adopted the *Colorado Chautauqua Guiding Principles for Place Management and Fiscal Sustainability*.
- Providing ADA accessible restrooms was chosen as a pilot project to advance the collaborative relationship between the city and the Colorado Chautauqua Association (CCA).
- Since 2012, the city and the CCA have worked collaboratively to identify potential location options for universally accessible restrooms for the Auditorium including the interior of the building, the southwest corner and the currently proposed location.

- In June 2012, the Landmarks Board provided input to the potential restroom facility locations.
- The current application is for the construction of restroom facilities at the west side of the Chautauqua Auditorium just north of Morning Glory Drive.



*Figure 1. Approximate Location of Proposed Restroom Building, 900 Baseline Road.*

### **PROPERTY DESCRIPTION:**

The Colorado Chautauqua is located in southwest Boulder, at the foot of Green Mountain. The park is bounded by City of Boulder Open Space and Mountain Parks land on three sides, and Baseline Rd. on the north. The historic district, which encompasses 40 acres, includes five public large buildings, more than 100 residential cottages, and several landscaped open spaces. The Chautauqua Park was designated as a local historic district in 1978 and was designated as a National Historic Landmark in 2005.<sup>1</sup>

The Chautauqua Auditorium was designed by Denver architect Frank Kidder and E.R. Rice. A Boulder Lumber Company, McAllister Lumber, was in charge of the building's

<sup>1</sup> Colorado Chautauqua. National Historic Landmark Nomination, 2005.

construction. Completed July 4, 1898, 6 weeks after construction began, the Auditorium's dimensions are 170 ft. by 140 ft. Its design combines a polygonal shape with a stepped side on the east façade. Along the north, east and south sides are sliding doors which give an arcade and entablature effect. The east elevation features four towers, decorated main gable, round vent constructions and other detailed ornamentation. The two main towers on the north face have arches which are clad in shingled wood. The sides of the Auditorium are simply detailed with vertical board and batten.<sup>2</sup> *See Attachment C: Excerpt of National Historic Landmark Nomination Form, 2005.*



Figure 2. Chautauqua Auditorium, facing north, c.1910

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<sup>2</sup> Local Landmark Designation Memo, 1978.



Figure 3. Chautauqua Auditorium, facing north, c.1910



Figure 4. Chautauqua Ticket Office, date unknown.

Construction of the Chautauqua Ticket Office adjacent to the Auditorium in the early 1900s was consistent in design with the camp-like character of the park. The modest building featured a hipped roof, vertical siding on the lower portion of the building and horizontal lap siding above, and simple corner boards (*see figure 4*). The exact date of construction, as well as the date of its removal, is unknown.

### PROPOSED DEMOLITION AND NEW CONSTRUCTION:

The applicant proposes construct a one story, 355 sq. ft. free-standing restroom building just east of the Chautauqua Auditorium, at the terminus of Morning Glory Drive to provide universally accessible facilities for the public during the Auditorium's summer seasons. Plans show the building to measure approximately 20 ft. by 20 ft., with chamfered corners at the north. The ridge of the proposed hipped roof extends north-south and features overhanging eaves with fascia board, corner boards and wooden drop siding reflect the design of other historic building at Chautauqua. Interestingly, the design of the proposed building reflects the c.1910 Chautauqua ticketing office (no longer standing). The building rests on a stone foundation, similar to the foundation of the Auditorium.

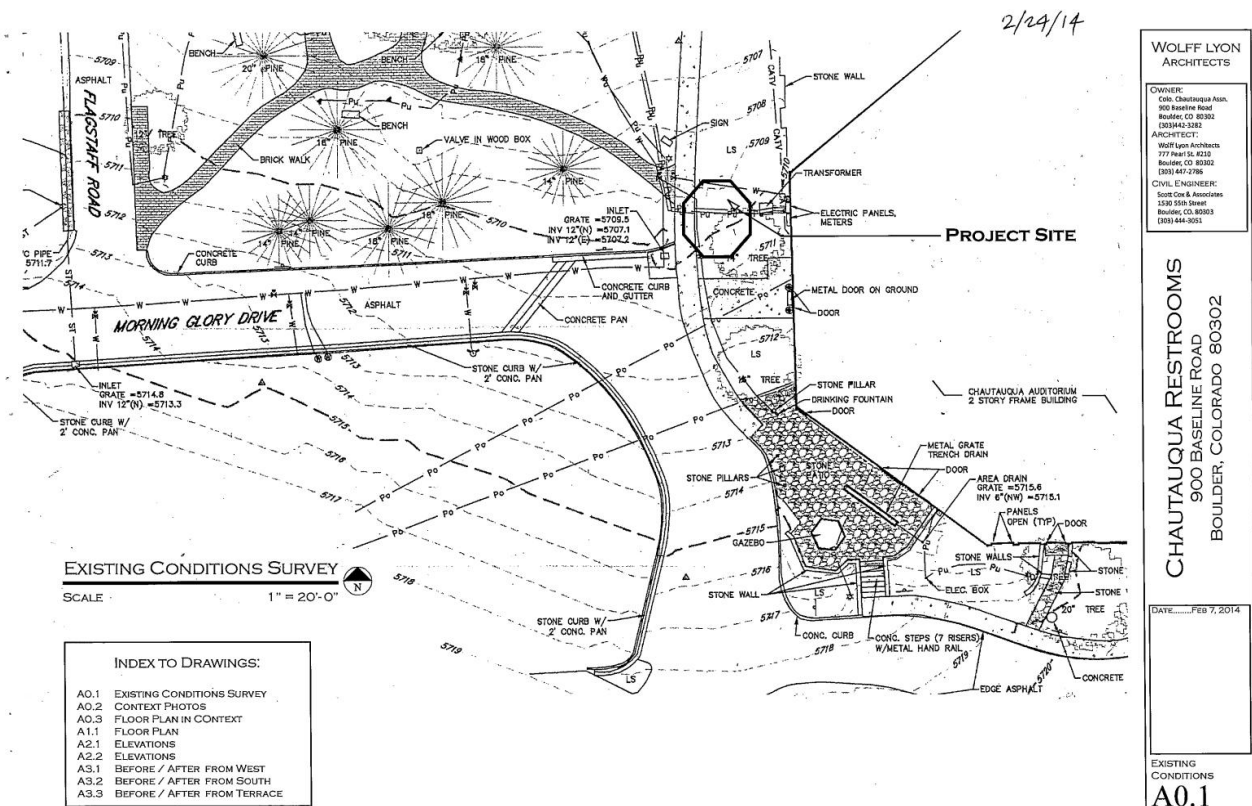


Figure 6. Site Plan Showing Proposed Location of the Restroom Building



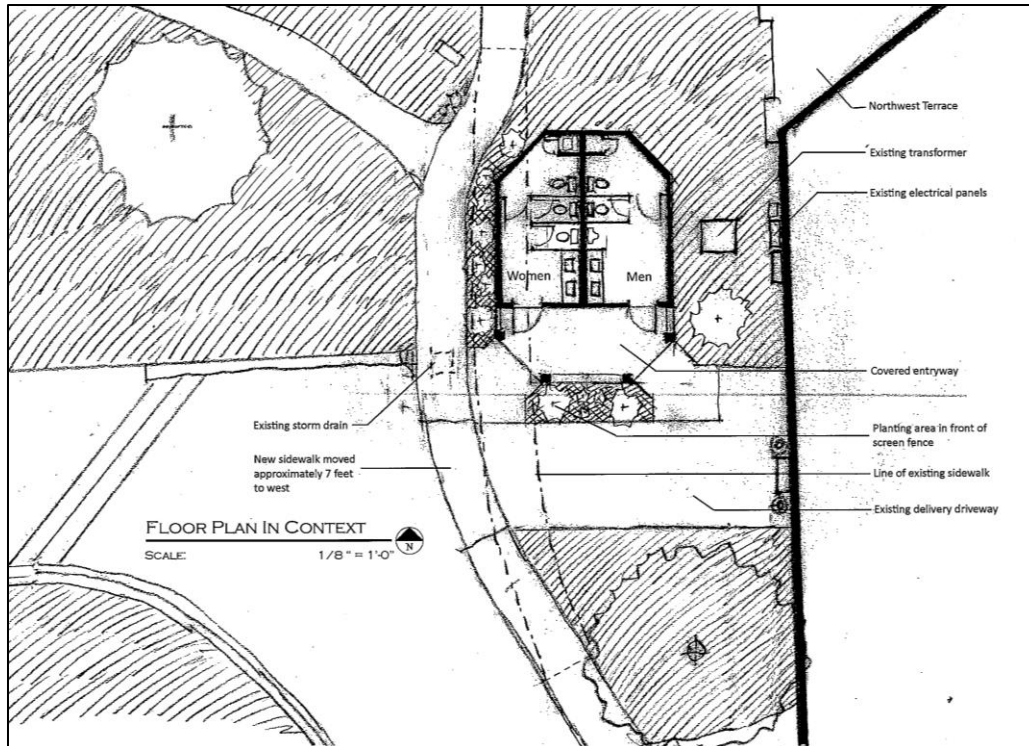


Figure 7. Floor plan showing location and context.

The proposed location is north of an existing service entrance, and adjacent to a pedestrian path that connects the Auditorium to the Dining Hall. The proposed location would require the removal of a mature tree.

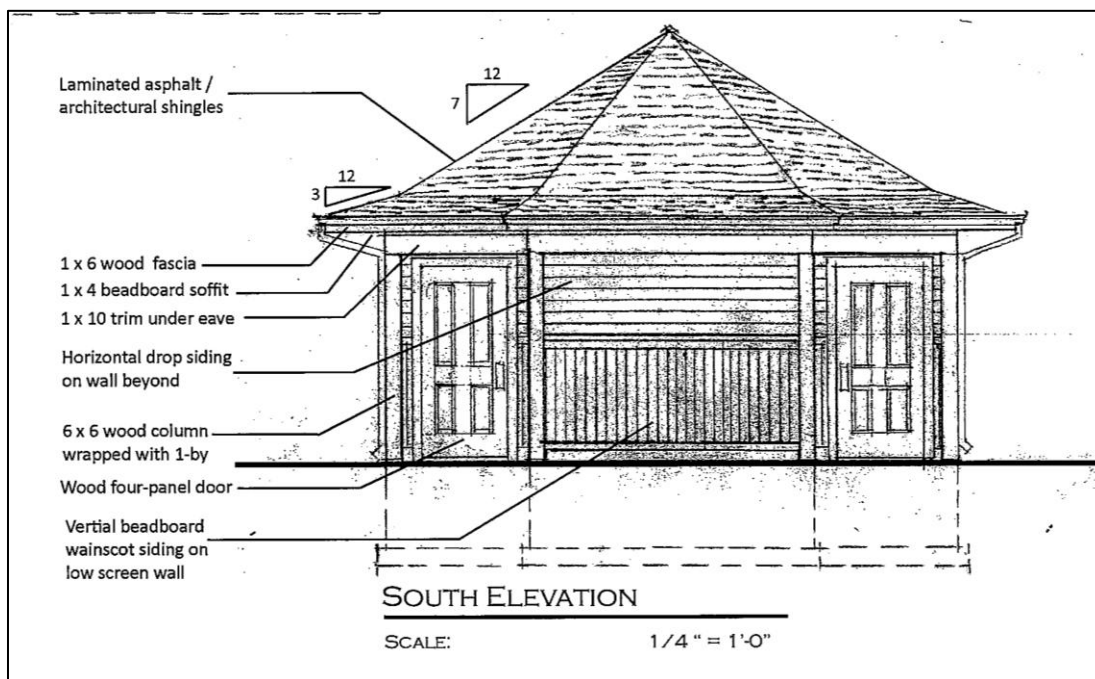


Figure 8. Proposed South Elevation

The south roof area of the building extends over the wall, sheltering a low entrance. A low screen is proposed between the two simple column supports. Two, four paneled wooden doors are also located on this elevation.

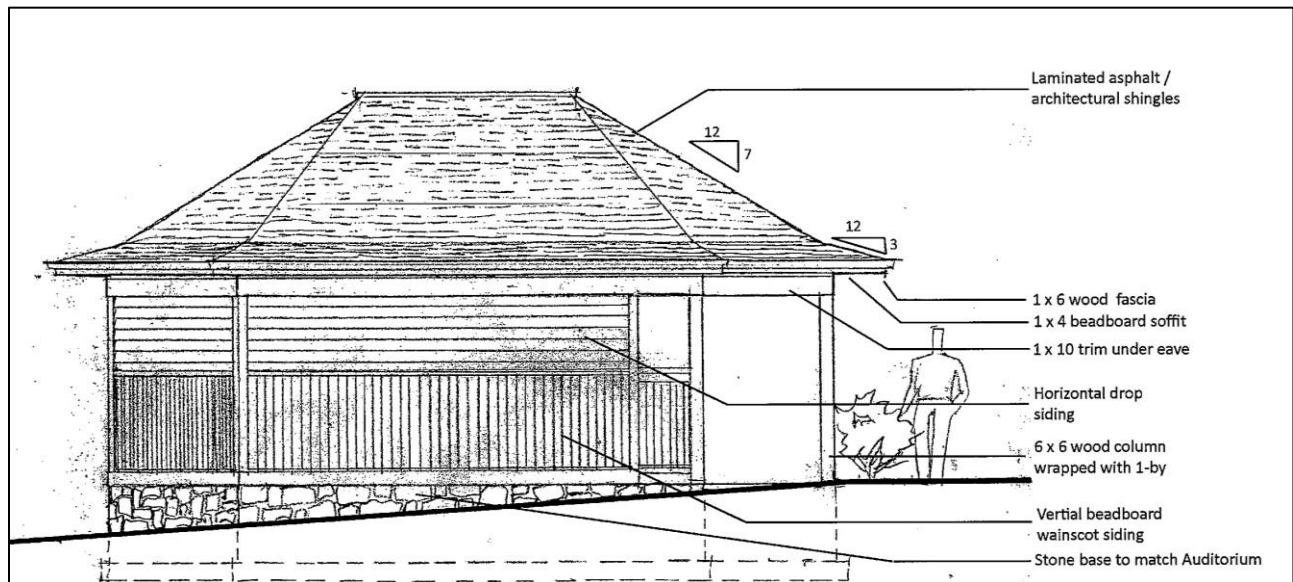


Figure 9. Proposed West Elevation

The proposed west, east and north elevations are show to be clad in vertical bead board on the lower portion of the building and horizontal drop siding above.

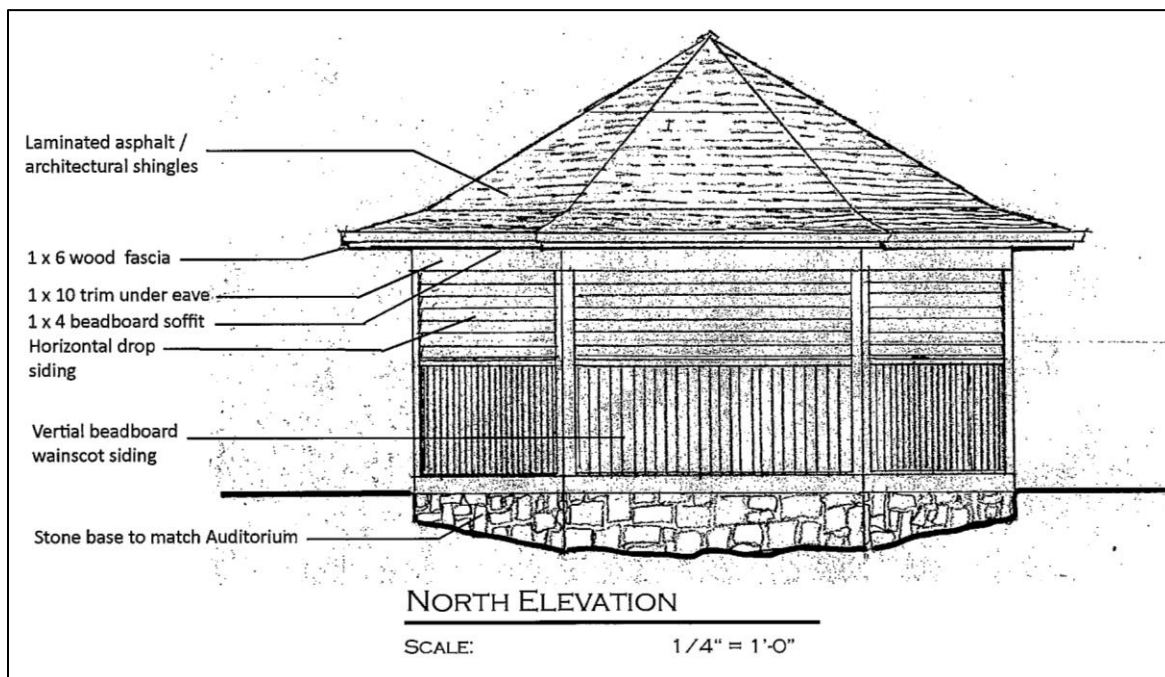


Figure 10. Proposed North Elevation



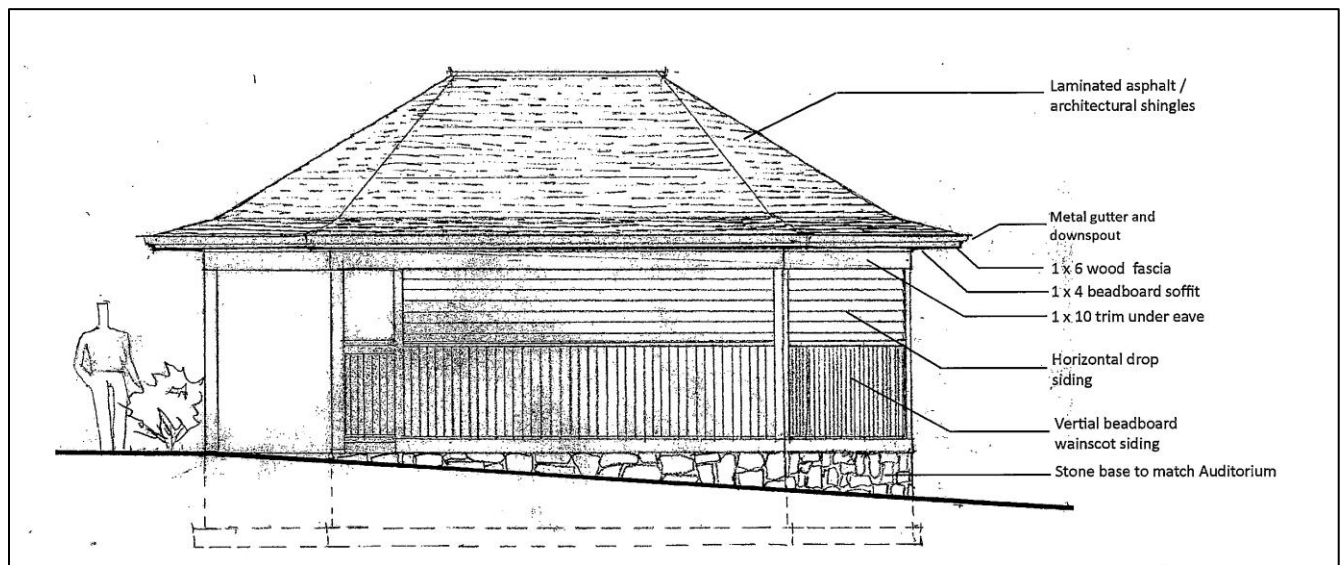


Figure 11. Proposed East Elevation



Figure 12. Rendering showing view facing east.



Figure 13. Rendering showing view facing south.



Figure 12. Rendering showing view facing southwest.

## **CRITERIA FOR THE BOARD'S DECISION**

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Subsection 9-11-18(b) and (c), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
- (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
- (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
- (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.

(c) In determining whether to approve a landmark alteration certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

## **ANALYSIS**

1. *Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within a historic district?*

Staff considers that new free-standing construction at Chautauqua Park can rarely be justified. However, in this case the proposal demonstrates exceptional need to provide universal accessible restrooms for the Auditorium and a number of different alternatives have been explored. Given this, the proposal for a new restroom facility is generally consistent with this condition in that it will not damage or adversely affect the Auditorium or the historic character of Chautauqua Park as a whole.

2. *Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district?*

Staff considers that the construction of a new accessory building, as proposed, is generally consistent with this condition and will not affect the special historic character of the district.

3. *Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*

Staff considers the proposed one-story accessory building to be generally compatible with the architectural, arrangement, texture, color, arrangement of color, and materials of the Chautauqua Historic District and that it will be generally compatible with the character of the historic district.

4. *Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and (4) of this section?*

Not applicable.

## **DESIGN GUIDELINES**

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate and the board has adopted the *Chautauqua Park Historic District Design Guidelines* and the *General Design Guidelines* to help interpret the ordinance. The following is an analysis of the submitted proposal with respect to relevant guidelines. It is important to emphasize that design guidelines are intended to be used as an aid to appropriate design, and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the applicable design guidelines:

## **CHAUTAUQUA DESIGN GUIDELINES**

The following section is from the *Chautauqua Design Guidelines*. A more in-depth analysis is included below, in the *General Design Guidelines* section.

	<b>Public Buildings</b>
	<p><i>There are very few locations where a new building of any kind could be added to Chautauqua without destroying the historic integrity and rural character that has been carefully preserved for nearly a century. In general, the addition of buildings to Chautauqua will be inappropriate; however, if for some unforeseen reason, the addition of a new public building is considered it should be compatible with existing public buildings.</i></p> <p><i>Considerations for compatibility will include, but not be limited to: location on the site; public access; massing; roof forms; fenestration; exterior materials; and paint colors. The addition of any new building to Chautauqua requires a public hearing before the Landmarks Board.</i></p>
	<p>The relative lack of change at Chautauqua and its rural camp-like character make this historic district particularly sensitive to change. Since its designation as a local historic district very little new construction has occurred in the park. The exception to this was the construction of the Ranger Cottage in the 1980s in response to an identified public need. The current lack of accessible restroom facilities in proximity to the Auditorium is the argument for the construction of the proposed building. Staff considers the goal of providing universally accessible restrooms for the Auditorium a compelling and exceptional need. As proposed, the location, mass, roof form fenestration, materiality and colours generally compatible with the Auditorium and the historic character of the Chautauqua Park as a whole (see <i>General Design Guidelines</i> analysis below).</p>

## GENERAL DESIGN GUIDELINES FOR GARAGES & OTHER ACCESSORY BUILDINGS

7.0	Garages & Other Accessory Structures		
	<p><i>Accessory structures include barns, sheds, garages and outbuildings. Originally accessory structures were used for storage of equipment, animals, or carriages. Generally, these structures have been adapted for the storage of cars. In most cases, accessory building were located to the rear of the lot and accessed by alleys. They were subordinate in size and detailing to the primary house. Over time they have emerged as important elements of many lots and alleys in the district. Efforts should be made to protect the eclectic character of alleys.</i></p> <p><i>Both additions to existing accessory buildings and new accessory building will be evaluated in terms of how they affect the historic character of the individual site and the district as a whole. In the past, larger accessory structures have been allowed than may be appropriate today.</i></p>		
7.2	New Accessory Buildings		
	<p><i>New accessory buildings should follow the character and pattern of historic accessory buildings. While they should take design cues from the primary buildings, they must be subordinate in size, massing, and detailing. Alley buildings should maintain a scale that is pleasant to walk along and comfortable for pedestrians.</i></p>		
Location and Orientation			
.1	<p><i>It is inappropriate to introduce a new garage or accessory building if doing so will detract from the overall historic</i></p>	<p>The proposed 355 sq. ft. building is diminutive in comparison with</p>	<p>Maybe</p>



	<i>character of the principal building, and the site, or if it will require removal of a significant historic building element or site feature, such as a mature tree.</i>	the 20,000 sq. ft. Chautauqua Auditorium building. Located on the west façade, at view terminus construction will require the removal of a mature tree and the new building will have significant visibility, particularly when viewed from the west.	
.2	<i>New garages and accessory buildings should generally be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.</i>	Proposed building is located at side elevation and will be prominently visible from the west. In comparison with other areas immediately adjacent to the Auditorium, this location is relatively unobtrusive.	<b>Yes</b>
.3	<i>Maintain adequate spacing between accessory buildings so alleys do not evolve into tunnel-like passageways.</i>	Building not proposed along alleyway; construction will not create a tunnel-like passageway.	<b>Yes</b>
.4	<i>Preserve a backyard area between the house and the accessory buildings, maintaining the general proportion of built mass to open space found within the area.</i>	construction of accessory Proposed new building in proposed location will not adversely affect the park's open space or built mass to open space in Chautauqua Park.	<b>Yes</b>
<b>Mass and Scale</b>			
.5	<i>New accessory buildings should take design cues from the primary building on the property, but be subordinate to it in terms of size and massing.</i>	Proposed design relates to the Auditorium and the historic Chautauqua Ticket Office (no extant).	<b>Yes</b>
.7	<i>Roof form and pitch should be complementary to the primary structure.</i>	Roof form is complementary to the Auditorium and historic district.	<b>Yes</b>
<b>Materials and Detailing</b>			
.8	<i>Accessory structures should be simpler in design and detail than the primary building.</i>	As shown, accessory building is simpler than the Auditorium and compatible with the overall design aesthetic of Chautauqua.	<b>Yes</b>
.9	<i>Materials for new garages and accessory structures should be compatible with those found on the primary structure and in the district. Vinyl siding and prefabricated structures are inappropriate.</i>	Proposed materials (wood siding and doors) will be compatible with character of historic district.	<b>Yes</b>
.10	<i>Windows, like all elements of accessory</i>	No windows are proposed.	<b>N/A</b>



	<i>structures, should be simpler in detailing and smaller in scale than similar elements on primary structures.</i>		
.11	<i>If consistent with the architectural style and appropriately sized and located, dormers may be an appropriate way to increase storage space in garages.</i>	Dormers not proposed	N/A
.12	<i>Garage doors should be consistent with the historic scale and materials of traditional accessory structures. Wood is the most appropriate material and two smaller doors may be more appropriate than one large door.</i>	Garage doors not proposed	N/A
.13	<i>It is inappropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.</i>	Proposed design reflects design of the original ticket office but does not attempt to create a false historic appearance. Materiality and execution of design should indicate that building is of its time (review details at the Landmarks design review committee).	Maybe
.14	<i>Carports are inappropriate in districts where their form has no historic precedent.</i>	Carport not proposed.	N/A

- In 2012, the Boulder City Council adopted the *Colorado Chautauqua Guiding Principles for Place Management and Fiscal Sustainability*
- Providing ADA accessible restrooms was chosen as a pilot project to advance the collaborative relationship between the city and the Colorado Chautauqua Association (CCA).

Following the Boulder City Council's adoption of the *Colorado Chautauqua Guiding Principles for Place Management and Fiscal Sustainability* in 2012, collaborative work between the Colorado Chautauqua Association, the city's Parks & Recreation, Open Space & Mountain Parks, Facilities Asset Management and the Historic Preservation program began. Over the course of the past two years, a process to assess the level of need, possible locations and design solutions have been undertaken. On two occasions options were shared with the Landmarks Board. The current proposal reflects input given by the Board.

Staff considers the opportunities for new free-standing construction in the Chautauqua Park Historic District to be very limited given the intact nature and fragility of this important place. However, given the compelling goal to provide universally accessible restroom facilities for the Auditorium and careful consideration to locating and designing an appropriate building to fulfill this function, the proposed construction is consistent with the design guidelines. It is sensitive in terms of location, mass, design and is reversible. Staff considers it will not detract from the historic character of the district or the Auditorium provided final design details are reviewed by the Landmarks design review committee prior to issuance of a final landmark alteration certificate.

## **FINDINGS**

Subject to the conditions stated in the May 7, 2014 staff memorandum, staff recommends that the Landmarks Board approve the application and adopt the following findings:

This decision is consistent with the purposes and standards of the Historic Preservation Ordinance, in that:

1. The proposed new construction will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the property or the historic district (9-11-18(b)(2), B.R.C. 1981).
2. The proposed new construction will generally comply with Sections 7.0 and 7.2, Garages and Other Accessory Buildings, of the *General Design Guidelines* and with the "Public Buildings" section of the *Chautauqua Design Guidelines*, adopted by the Landmarks Board as Administrative Regulations, and Section 9-11-18(b)(3), of the Boulder Revised Code 1981.

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## **ATTACHMENTS:**

- A: Excerpt from the National Historic Landmark Nomination, 2005.
- B: Current Photographs
- C: Plans and Elevations

**Attachment A: Excerpt from the National Historic Landmark Nomination, 2005**

**Chautauqua Auditorium**

*The following is an excerpt from the National Historic Landmark Nomination for the Colorado Chautauqua:*

An assembly space, open to the elements in emulation of the outdoor prayer circles of Methodist camp meetings, is the defining feature of a chautauqua. Grand edifices such as the Chautauqua Hall of Brotherhood (1909, Defuniak Springs, FL) of the Florida Chautauqua Association and humble pavilions like the Taylorville Chautauqua Auditorium (1916, Manners Park, IL) are frequently the only surviving evidences of the vast Chautauqua Movement. Often called tabernacles, these structures reflect the movement's descent from Methodist camp meetings.

So important was a tabernacle that construction of a hall capable of seating 6,000 was second only to the provision of land for the assembly when organizers negotiated with City officials to bring the assembly to Boulder. The Auditorium site, on a high point at the east edge of the grounds, broadcast the importance of the new Chautauqua. An early bulletin announced, "It is situated on a commanding eminence at the base of the mountains overlooking the plains, and may be seen for a distance of twenty-five miles."

Boulder voters approved a bond issue financing the purchase of land and construction on April 5, 1898. The first promotional brochure for the Texas-Colorado Chautauqua, published by the Gulf & Southern Railroad within days of the bond issue, reported that, "The architect has submitted plans for the tabernacle." The Denver firm of Kidder and Rice proposed a grand wooden hall, with imposing towers and open arcade on its façade. The style is typical of resort architecture, but its massing and shingle towers suggest the influence of H. H. Richardson, in whose Boston studio Franklin Kidder had apprenticed.

Construction began on May 12. McCallister Lumber Company had the winning bid \$6,700, plus a \$20 a day bonus for each day before June 30th if the Auditorium was completed by that deadline. Seventy-five workers raced to frame the structure, and

derricks were brought by railroad from Denver to lift the six 3-ton eighty-foot trusses to the fifty-six foot height called for in the plans.

The building is a large wood frame, pitched truss one-story auditorium with an irregular plan, front gable roof, and shallow eaves. The main part of the building has no foundation; posts rest on stone slab footings. The roof is of composition roll; the original roofing was an early type of asphalt roll. The topography of the site rises to the east, and the grade of the building follows this slope. Polygonal, shed-roofed wings project beneath a louver vented clerestory to the north and south. A wood flagpole is attached to the roof just above the eaves at each angle. Kidder and Rice designed these wings to be porch-like, and open to the air. Each of three sides on both wings had four square columns supporting suspended skirts of vertical siding. First season speakers, performers, and visitors complained loudly about the choking gray dust that swirled through the Auditorium on windy days. According to one chautauquan, "visibility was as poor as in a London fog. At some platform performances a wet handkerchief held over the mouth was a necessity."<sup>14</sup> Before the 1899 season, panels that slide upward on ropes and pulleys were installed on the middle sections of the wings. Hinged double doors were fitted on the east and west ends of the wings.

The east façade has seven bays. The central bay wall has narrow horizontal siding. It contains an arcade with two square columns on square bases and two square pilasters framing the three openings. A simple wood drip cap with hood moldings surmounts the entrances. Over the architrave three slighted elongated rounded arches separated by decorative pilasters form window openings. A rectangular panel of vertical siding is framed with additional molding. The upper third of the bay is delineated by a belt course of ornamental molding below and above three nine-light ocular windows. The pediment in the gable has dentil molding. A four-light ocular window is centered in this pediment. It has decorative molding at the cardinal points.

The central bay is flanked to the north and south by a pair of square hipped roof towers, with exposed rafter tails and walls of vertical siding and shingles. The towers are stepped back from the central bay. The lower section of each tower has an opening framed with pilasters and crowned with a hood molding. The middle section contains a lancet window opening framed in wood below a flat arch with keystone molding. Ocular windows with four lights are located on the north side of the north tower and south side of the south tower. The uppermost sections of the towers are shingled with double arched openings on all sides. The east side of each tower has a decorative balconet below the arches. The apex of both tower roofs has a wooden flagpole.

Symmetrical bays to the north and south are stepped back at a slight angle from the towers. These bays are the east walls of the wings and have vertical siding. Photographs of the Auditorium in its first season of use show these bays as completely open, and unfinished. By 1900, the bays had been finished to the Kidder and Rice design and were fitted with doors to keep out wind, dust, and light. Each bay has two wide openings with wood surrounds and a molding drip cap. As in the central bay, the rain caps are just below a rounded arched opening.

The arches are more semi-circular than in the central bay. Between the openings is a tapering classical pilaster with square base and simple capital. The upper section of each bay projects slightly and has a decorative fascia just below the eave. A wood flagpole is located at the middle of the eave on each bay.

The central five bays are flanked by a pair of shorter square pyramidal roofed towers angled slightly from the wing bays, parallel with the taller towers. Walls have vertical siding. An opening with a simple wood surround is located on the lower east side of each tower. Vertical rectangular window openings are louvered and surmounted with a classical pediment molding on the south side of the south tower and north side of north tower. The uppermost sections of these towers are open on four sides, with a colonnade of round columns supporting the roof. A decorative pilaster applied to the vertical siding of the upper section connects visually with the middle column on each side. Wood flagpoles are attached at the apex of both tower roofs.

The central bay and outer tower openings were fitted with hinged double doors in 1900. Panels that slide up on ropes and pulleys were installed that year on the other eight openings on the façade. Wood panels were installed in tall window openings on the inner tower and the rectangular windows on the outer towers.

A stage wing with foundation of coursed rubble stone projects on the west end of the auditorium. The wing has a half-hipped roof to which are attached four wood flagpoles, one at each angle and at the apex. Walls are clad with wide vertical siding. The stage walls have a horizontal molding delineating upper and lower sections, as if to imply two stories. Four-section horizontal window openings were built on the upper section of all three elevations. Similar two-section openings to provide light and ventilation to the performers' green room under the stage and to the bleacher seats on the stage were centered below on the lower levels of the northwest and southwest elevations of the stage. These openings were originally covered with canvas curtains to prevent backlighting and glare. In 1899, six over six light double hung windows were installed in the openings. After 1906, wood panels were installed in all the stage wing window

openings, but the wood surrounds are still visible. A central hinged double door on the lower west elevation services the stage. This door was flanked by two-section window openings, while the upper level had four-section window openings. A door was cut into the south wall of the Auditorium in 1905 to provide performer access.

The early setting of the Auditorium consisted of indigenous grasses, social paths, and large boulders. The building seemed to emerge naturally from its landscape. As the Chautauqua grounds were developed, civic and Association leaders desired a more formal setting for the city's most prominent building. A promenade was built around the east, west, and north elevations in 1906, creating a terrace of lawns and stone paving. The southern side of the Auditorium remained a grassy lawn. The promenade is a massive and rustic structure, constructed of rough cut sandstone with a hammered sandstone cap. It extends out as a half circle on the Auditorium's east façade, with its main entrance, a short flight of stone steps, opposite the central bay. An iron fence with thin vertical rails is set on top of the promenade. The north section of the terrace had massive rustic stone stairways and piers with wood steps on its north and west sides. The north stairway was restored in 1982, but the west stair was removed in the 1920s. In the 1970s, an engraved memorial boulder and a rustic wooden bench were placed in a secluded corner of the north terrace.

In the 1940s, the main entrance to the Auditorium was shifted to the doors on the west end of the south wing. In 1968, a concrete walkway was installed that linked the south entrance to the 1906 promenade. A terrace of cut sandstone laid in a random pattern was built in this area in 1987. A retaining wall of sandstone pieces laid in ashlar pattern separates the terrace from a grassy lawn to the east. Concrete steps flanked by sandstone retaining walls ascend to the sidewalk and street. This terrace is furnished with noncontributing wooden and stone slab benches, a stone drinking fountain, and stone pylon with a National Register of Historic Places marker.

In 1912, Columbine Road was graded as a carriage road entering the park to the northeast of the auditorium. It continued to the south and west, and intersected with the eastern section of Chautauqua Avenue (now

Goldenrod Drive). A section of road was then built to the north, connecting to the drive around the Green creating a loop drive around the Auditorium. The northern section of this loop was returned to lawn in the 1950s and a 1981 landscaping project replaced the wood steps to the north terrace with concrete and created planting spaces along the stairs. The western section of the loop was demolished in the 1980s and a concrete walkway was built linking the Auditorium to the Dining Hall and the Green. A semicircular dirt parking lot to the northeast of the Auditorium is a remnant of the



carriage road. In 2001, the semicircular Charles Sawtelle Memorial, a concrete terrace inlaid with guitar picks on which sits a semi-circular wooden bench, was installed on the north lawn of the Auditorium.

Several outbuildings have serviced the Auditorium. Although the Auditorium was provided with electric lighting at construction, the building has never been plumbed. In 1899, a bathhouse and two public restrooms were built in the ravine east of the Auditorium. The latrines were demolished when public restrooms were installed in the Dining Hall, and the bathhouse moved to Morning Glory Drive and converted to a dwelling. A six-sided ticket booth, built in 1980 and patterned after the 1898 ticket booth, is located to west of the stage wing. Twin six-sided concession stands, built in 1979, are located on the south terrace and north lawn. All three frame structures are clad in horizontal siding, shingled with wood, lack foundations, have simple window openings with wood shutters, and are entered by wood slab doors.

By the 1970s, after years of deferred maintenance, the Auditorium was in extremely poor condition. The original mauve paint had been replaced by a khaki shade that led summer moviegoers to nickname it "The Pea Green." The roof leaked, and concert patrons would often sit beneath umbrellas on rainy nights. Even the wooden flagpoles had been removed in the 1930s. The manager of Boulder's parks recommended demolition.

Preservationists were roused to action, and the Auditorium was placed on the National Register of Historic Places in 1974. A local architectural firm undertook an historic structure assessment, and this formed the basis for the 1979 rehabilitation. Compromised stone footings were replaced or reinforced with concrete. The Auditorium was re-roofed with roll roofing to emulate the original materials. Warped and rotted sections of the pine siding and sliding panels were replaced, and steel cable wind braces were installed on the north and south walls to stabilize the building in high winds. To celebrate Chautauqua's centennial, the Auditorium's many flagpoles were reconstructed in 1998. The exterior and grounds of the Auditorium retain their historic integrity and are in excellent condition.

**Attachment B: Current Photographs**



*View of Auditorium, facing east, 2014.*





*View of Auditorium, facing southeast, 2014.*



*View of Auditorium, facing south, 2014.*





*View facing south, 2014.*



*View of Auditorium, facing south, 2014.*





*View of Auditorium, facing north, 2014.*

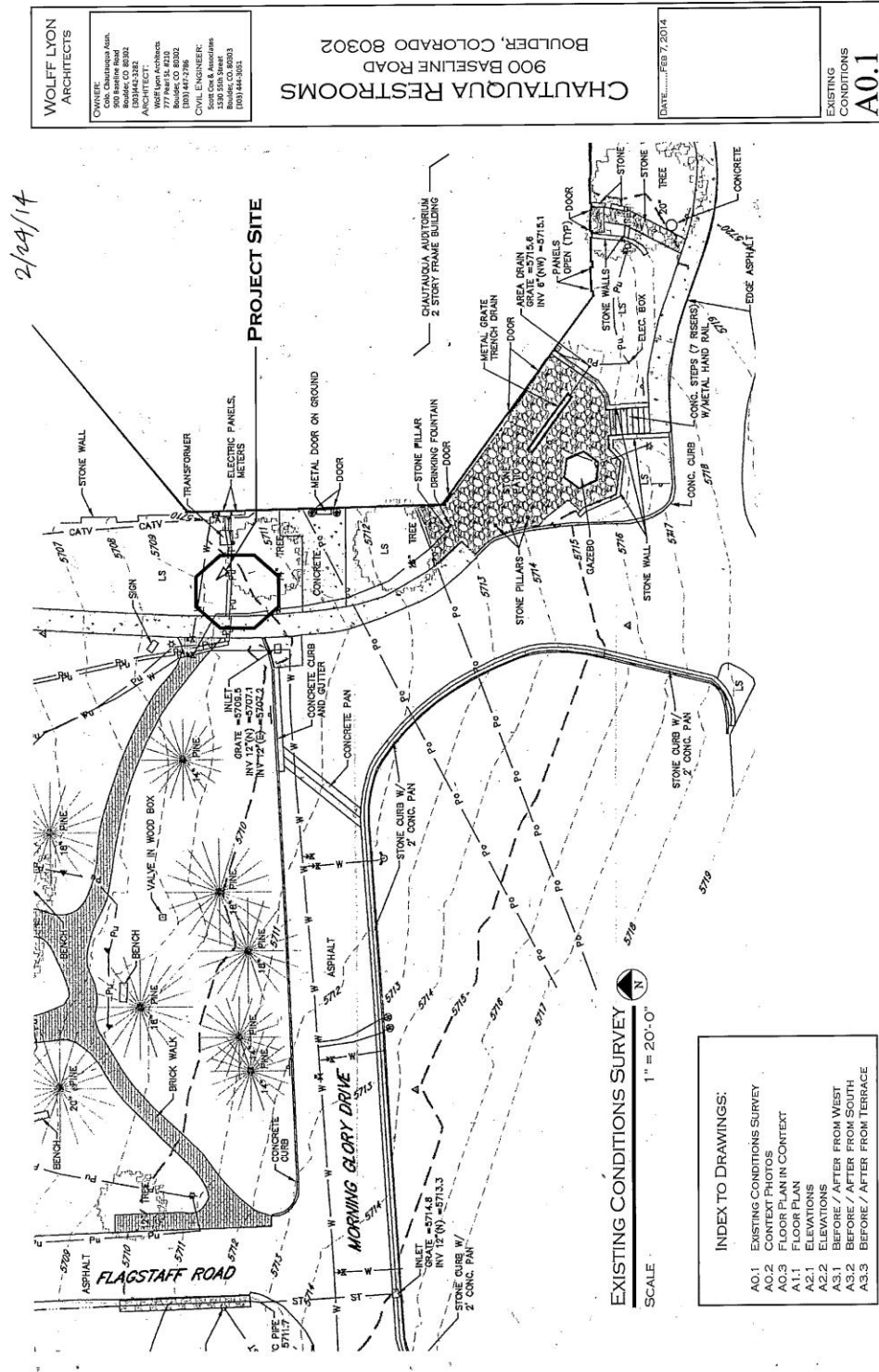


*View of Auditorium, facing north, 2014.*



*View of Auditorium, facing east, 2014.*





**OWNER:**  
Colo. Chautauque Assn.  
900 Baseline Road  
Boulder, CO 80302  
(303) 442-3282

**ARCHITECT:**  
Wolff Lyon Architects  
777 Pearl St. #210  
Boulder, CO 80302  
(303) 447-2786

**CIVIL ENGINEER:**  
Scott Cox & Associates  
1530 55th Street  
Boulder, CO 80303  
(303) 444-3051

CHAUTAUQUA RESTROOMS  
900 BASELINE ROAD  
BOULDER, COLORADO 80302

DATE:

EXISTING  
CONDITIONS  
PHOTOS  
A0.2



Existing storm drain



Looking south along Auditorium west wall



Northwest terrace and Transformer and electrical panels



Looking north along Auditorium west wall



Kiosk in southwest plaza



West side Auditorium delivery door

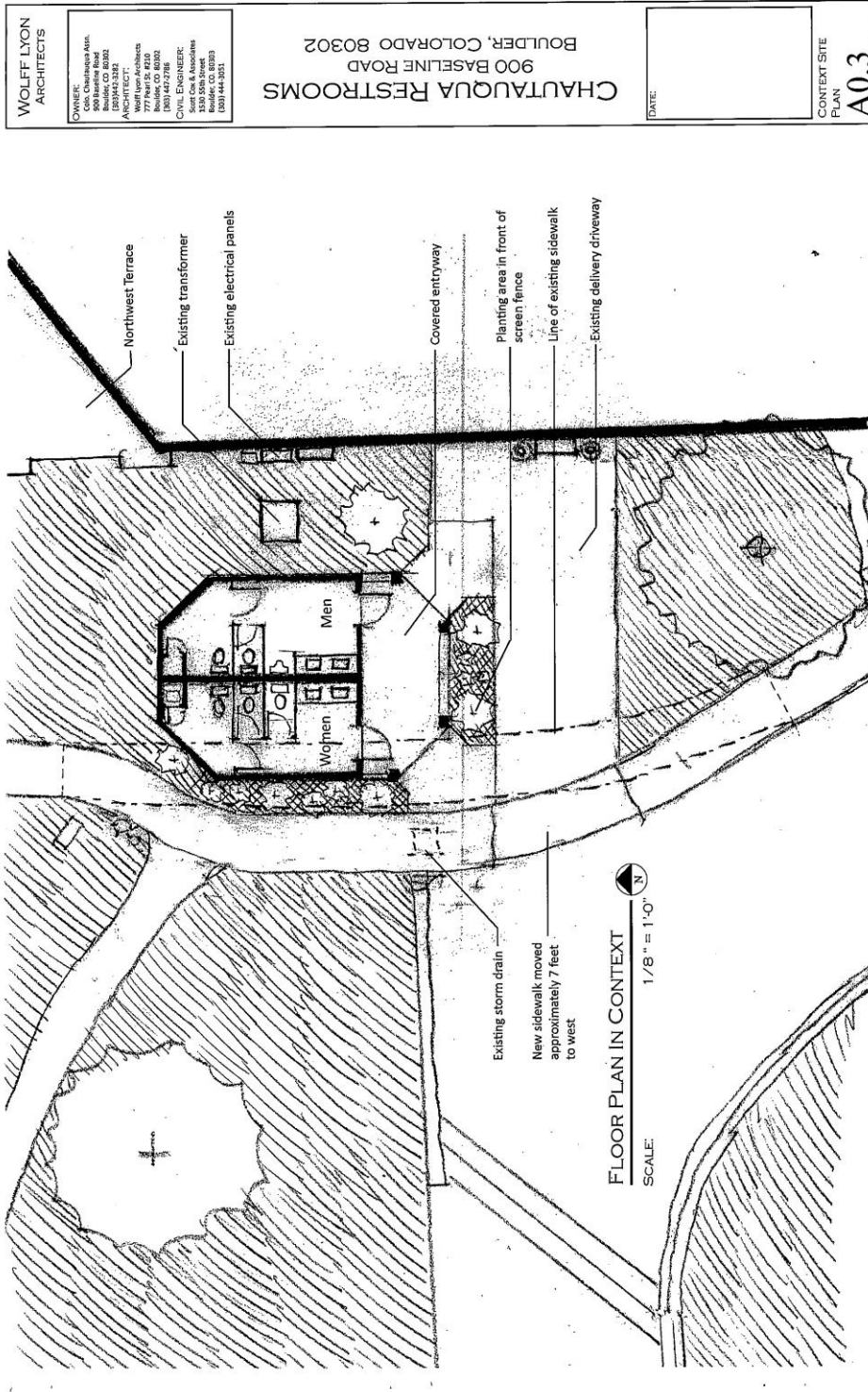


View of Flatirons from northwest terrace



View from Morning Glory Drive looking northeast

### EXISTING CONDITIONS PHOTOS



**WOLFF LYON**  
ARCHITECTS

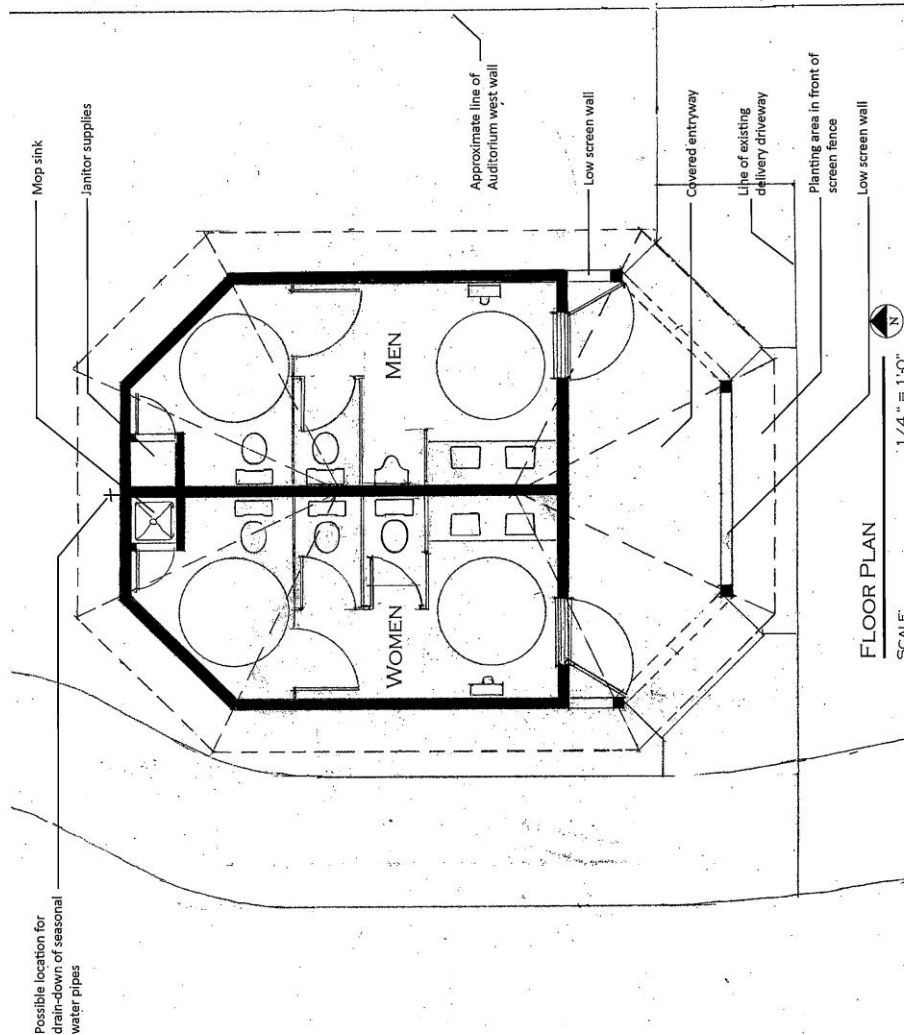
OWNER:  
900 Baseline Ave.  
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ARCHITECT:  
Wolff Lyon Architects  
900 Baseline Ave.  
Boulder, CO 80302  
(303) 441-3001  
CIVIL ENGINEER:  
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Boulder, CO 80302  
(303) 441-3001

**CHAUTAUQUA RESTROOMS**  
900 BASELINE ROAD  
BOULDER, COLORADO 80302

DATE:

FLOOR PLAN

**A1.1**



**WOLFF LYON**  
ARCHITECTS

ONE CHAUTAUQUA AVE.  
BOULDER, CO 80302  
(303) 441-3333  
ARCHITECT

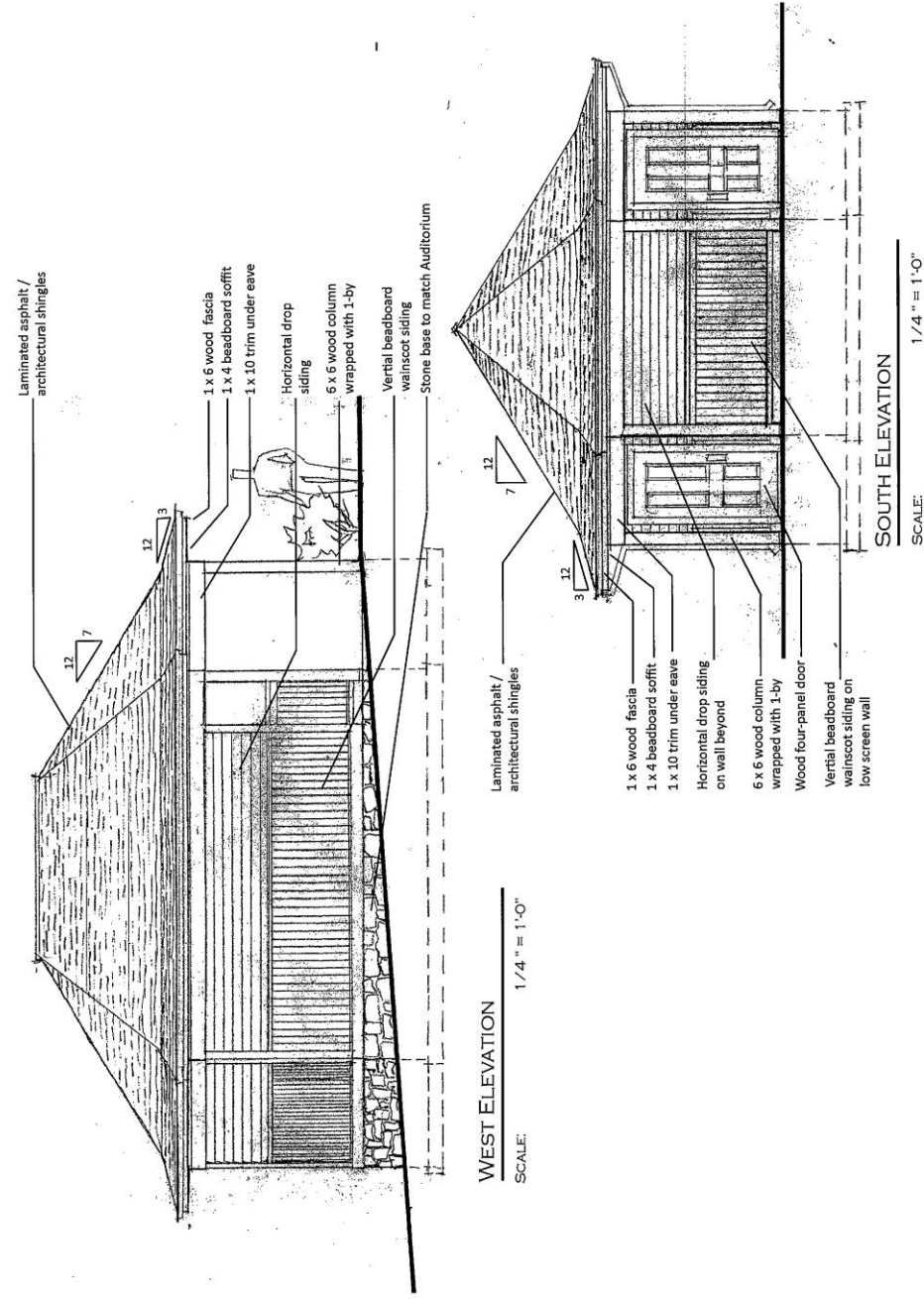
WOLFF LYON ARCHITECTS  
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CIVIL ENGINEER  
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BOULDER, CO 80303  
(303) 441-3333

**CHAUTAUQUA RESTROOMS**  
900 BASELINE ROAD  
BOULDER, COLORADO 80302

DATE: \_\_\_\_\_

ELEVATIONS  
**A2.1**



WOLFF LYON  
ARCHITECTS

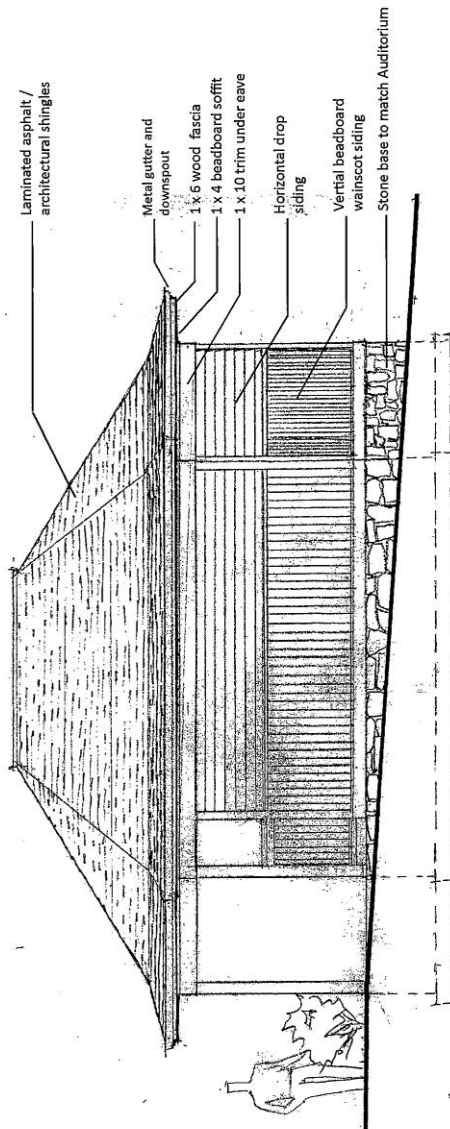
OWNER:  
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900 Baseline Road  
Boulder, CO 80302  
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ARCHITECT:  
Wolff Lyon Architects  
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Boulder, CO 80302  
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Boulder, CO 80303  
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CHAUTAUQUA RESTROOMS  
900 BASELINE ROAD  
BOULDER, COLORADO 80302

DATE:

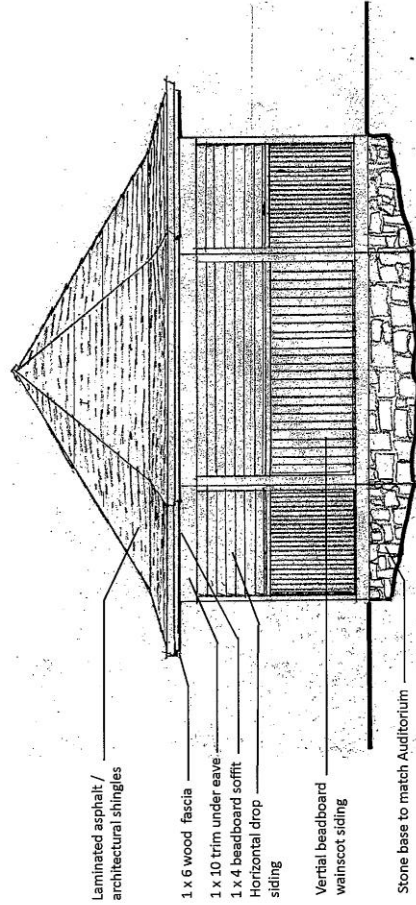
ELEVATIONS

A2.2



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"





WOLFF LYON  
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CHAUTAUQUA RESTROOMS  
900 BASELINE ROAD  
BOULDER, COLORADO 80302

DATE:

BEFORE - AFTER  
VIEW FROM WEST

A3.1



WOLFF LYON  
ARCHITECTS

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ARCHITECT:  
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CIVIL ENGINEER:  
Scott Cox & Associates  
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Boulder, CO 80302  
(303) 444-3051

CHAUTAUQUA RESTROOMS  
900 BASELINE ROAD  
BOULDER, COLORADO 80302

DATE: \_\_\_\_\_

BEFORE - AFTER  
VIEW FROM SOUTH  
A3.2





WOLFF LYON  
ARCHITECTS

OWNER:  
900 Chautauqua Ave.  
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ARCHITECT:  
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CIVIL ENGINEER:  
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CHAUTAUQUA RESTROOMS  
900 BASELINE ROAD  
BOULDER, COLORADO 80302

DATE:

BEFORE - AFTER  
VIEW OF FLATIRONS  
A3.3